

File No: 2011092399

* Prepared By & Return To:
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5293 Getwell Road
Southaven, Mississippi 38672

RECIPROCAL EASEMENT AGREEMENT

This Reciprocal Easement Agreement made and entered into this 7 day of October, 2011, by and between DEBRA P. GEORGE, hereinafter called First Party and JOSEPH SULLIVAN and wife, ASHLEY A. SULLIVAN, hereinafter called Second Party.
WITNESSETH:

WHEREAS, First Party is the owner of that certain parcel of land more particularly described in Exhibit "A" attached hereto and made a part hereof, and;

WHEREAS, Second Party is the owner of that certain parcel of land more particularly described in Exhibit "B", attached hereto and made a part hereof, and;

WHEREAS, Second Party has requested and First Party has agreed to grant unto Second Party a 50' Ingress and Egress Easement through the property owned by First Party.

NOW, THEREFORE, for and in consideration of the mutual agreements and covenants of the parties hereto and other good and valuable considerations, flowing to each of the parties to this instrument, the parties agree as follows, to-wit:

1. First Party hereby grants unto Second Party its successors and assigns and retains for the use and benefit of First Party and First Party's property a Reciprocal Ingress and Egress Easement hereinafter described 50 feet in width which easement shall be appurtenant to both parcels and provide vehicular ingress and egress across the easement area to serve the project already constructed on Parcel 1 and to be constructed on Parcel 2.

2. The area designated as the easement area is more particularly described as follows, to-wit:

LEGAL DESCRIPTION OF 50 FOOT INGRESS AND
EGRESS EASEMENT LOCATED IN THE NORTHWEST
QUARTER OF THE NORTHWEST QUARTER OF
SECTION 4, TOWNSHIP 2 SOUTH, RANGE 7 WEST, CITY
OF SOUTHAVEN, DESOTO COUNTY, MISSISSIPPI;


BEGINNING AT THE NORTHEAST CORNER OF 1.87,
MORE OR LESS, ACRES OF LAND BEING KNOW AS
GEORGE 1 LOT MINOR SUBDIVISION; THENCE SOUTH
87 DEGREES 24 MINUTES 30 SECONDS WEST ALONG
THE NORTH LINE OF SAID MINOR LOT TO A POINT;
THENCE NORTH 02 DEGREES 07 MINUTES 58
SECONDS WEST 50.00 FEET TO A POINT; THENCE
NORTH 87 DEGREES 24 MINUTES 30 SECONDS EAST
532.84 FEET TO A POINT; THENCE SOUTH 02 DEGREES
35 MINUTES 30 SECONDS EAST 50.00 FEET TO THE
POINT OF BEGINNING.

The maintenance of the easement shall be born equally between First Party and Second
Party.

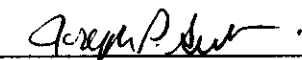
The easement is for ingress and egress only, and no buildings or structures of any type
may be constructed in the easement area.


WITNESS our signatures this the 7 day of OCTOBER, 2011.

FIRST PARTY:


Debra P. George

SECOND PARTY:


Joseph Sullivan


Ashley A. Sullivan

STATE OF Mississippi

COUNTY OF DeSoto

PERSONALLY appeared before me, the undersigned authority in and for the said state and county on this 7 day of October, 2011, within my jurisdiction, the within named DEBRA P. GEORGE who acknowledged that she executed the above and foregoing instrument.



Luanne F. Johnson
Notary Public

(Seal)

STATE OF Mississippi

COUNTY OF DeSoto

PERSONALLY appeared before me, the undersigned authority in and for the said state and county on this 7 day of October, 2011, within my jurisdiction, the within named JOSEPH SULLIVAN and wife, ASHLEY A. SULLIVAN, who acknowledged that they executed the above and foregoing instrument.



Luanne F. Johnson
Notary Public

(Seal)

EXHIBIT A

Tract 1. 50 acres in the Northwest Quarter of Section 4, Township 2, Range 7 described as the East 50 acres of the 92 acre tract described as beginning at the Northwest corner of said Section 4; thence south on the west line of said Section 26 chains to a stake; thence east variation 7 degrees 10' 35 chains 38 links to a stake; thence north variation 6 degrees 35' 26 chains to a stake in the north line of said section; thence west on the section line variation 7 degrees 10' 35 chains 8 links to the point of beginning.

Tract 2. 5 acres, more or less, in the northwest quarter of Section 4, Township 2, Range 7, described as beginning at the northwest corner of said section 4; thence north 84 degrees 40' east 1,065.9 feet to an iron pin; thence south 5 degrees 20' east 220.0 feet to an iron pin; thence south 84 degrees 40' west 1,065.9 feet to a point in the west line of said section; thence north 5 degrees 20' west with the section line 225.0 feet to the point of beginning, subject to the right of way for Tchulahoma Road on the west side.

EXHIBIT B

A tract of land located in the Northwest Quarter of Section 4, Township 2 South, Range 7 West, DeSoto County, Mississippi and is more particularly described as follows:

Commencing at the Northwest corner of said Section 4, Thence South 0 degrees 19' 30" West along the West line of said Section a distance of 241.52 feet to the Point of Beginning; thence North 87 degrees 24' 30" East a distance of 1069.35 feet to a iron pin; thence South 03 degrees 17' 30" East a distance of 834.84 feet to a iron pin; thence South 87 degrees 24' 30" West a distance of 521.78 feet to a iron pin; thence North 03 degrees 17' 30" West a distance of 682.39 feet to a iron pin; thence South 87 degrees 24' 30" West a distance of 557.20 feet to a iron pin on the West line of said Section; thence North 0 degrees 19' 31" East a distance of 153.64 feet to a iron pin being the Point of Beginning. Being the same property as conveyed in Deed Book 111, Page 605 and Deed Book 90, Page 401.

INDEXING INSTRUCTIONS: A tract of land located in the Northwest Quarter of Section 4, Township 2 South, Range 7 West, DeSoto County, Mississippi.